

Estate Trust and NI45, LLC, and entered judgment in favor of Nautilus Insurance Company). A copy of the Order is attached hereto.

Respectfully submitted,

Date: August 24, 2021

/s/ Jeffrey R. Lerman
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Motel Management Services, Inc. d/b/a Neshaminy Inn,
The Mary Etzrodt Real Estate Trust and NI45, LLC

IN THE UNITED STATES DISTRICT COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

NAUTILUS INSURANCE COMPANY,

Plaintiff,

v.

MOTEL MANAGEMENT SERVICES,
INC. d/b/a NESHAMINY INN, et al.,

Defendants.

CIVIL ACTION

NO. 20-289

ORDER

AND NOW, this __27th__ day of July 2021, upon consideration of the Motions for Judgment on the Pleadings from Plaintiff Nautilus Insurance Company (ECF 27) and the Insured Defendants (ECF 28), and the associated responses in opposition (ECFs 31 and 32), **IT IS HEREBY ORDERED AND DECREED** that Nautilus Insurance's Motion is **GRANTED** and the Insured Defendants' Motion is **DENIED**.¹

Judgment is entered in favor of Nautilus Insurance Company, declaring that it owes no duty to defend or indemnify Motel Management Services, Inc. d/b/a Neshaminy Inn, The Mary Etzrodt Real Estate Trust and NI45, LLC in the underlying matter of *E.B. v. Motel 6 Operating L.P et al.* in the Philadelphia Court of Common Pleas, No. 1705-0487.

BY THE COURT:

/s/ Petrese B. Tucker

Hon. Petrese B. Tucker, U.S.D.J.

¹ This Order accompanies the Court's Memorandum Opinion dated July 27, 2021.

CERTIFICATE OF SERVICE

I hereby certify that on August 24, 2021, one true and correct copy of the foregoing
Notice of Appeal will be served via the court's electronic filing system upon:

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Date: August 24, 2021

/s/ Glenn F. Rosenblum
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